

Draft of 5/26/16

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Regular Meeting
Wednesday, May 4, 2016
7:00PM

Call to Order

The Board of Supervisors' Regular Meeting was called to order at 7:03PM. Chairman Frank Murphy, Vice Chair Samantha Reiner, and Supervisor Noelle Barbone were present. Ms. Amanda Serock, Manager, Mr. Michael Maddren, Solicitor, Mr. Michael Schneider, Engineer, and Mr. Matt DiFilippo, Assistant to the Manager and Township Secretary were also present. Sixteen (16) people from the public were present.

Announcements

A moment of silence was held in honor of George Frolic Weymouth. Supervisor Barbone said a few words regarding Mr. Weymouth's legacy in Chadds Ford Township.

Chairman Murphy reported an executive session was held on Wednesday, April 27th in which the Board discussed Personnel and Litigation.

Chairman Murphy thanked Manager Serock and Secretary DiFilippo for their hard work during the Township's Recycle Day event.

Conditional Use Hearing: Concord Realty, Concordville Subaru, 1713 Wilmington Pike

A Conditional Use hearing was called to order regarding the conditional use application for disturbance of steep slopes submitted by Concord Realty, LLC for a proposed Concordville Subaru at 1713Wilmington Pike. Solicitor Maddren opened up the hearing, announced that notices were sent, that the hearing had been advertised in the newspaper, and submitted exhibits to the record for the Township. Solicitor for the applicant, Mr. Lee Stivale, also submitted exhibits on behalf of the applicant to the record. A court reporter was present, and official transcripts are available.

Supervisor Barbone, Vice Chair Reiner and Chairman Murphy all inquired about the drainage, construction and screening around the stormwater basin to be constructed along Wilmington Pike (US 202), as well as sidewalks along US 202, erecting a flagpole, streetlights, a deceleration lane, vehicle off-loading, traffic and test drive patterns.

Vice Chair Reiner's motion to close the conditional use hearing was seconded by Supervisor Barbone.

Approval of Minutes

Vice Chair Reiner's motion to approve the Workshop minutes of March 25, 2016 was seconded by Supervisor Barbone and passed unanimously.

Vice Chair Reiner's motion to approve the Regular Meeting minutes of April 1, 2016 was seconded by Supervisor Barbone and passed unanimously.

Supervisors' Report

Vice Chair Reiner reported that she had attended a Comprehensive Plan Task Force meeting and that a bus trip was being scheduled so that interested committee members could tour the Township. Chairman Murphy reported attending the Chadds Ford Historical Society's annual meeting, and also thanked the Civic Association for their planning, participation and hard work on the Township's annual Community and Recycle Day.

Manager's Report

Manager Serock submitted a written report. She thanked Township staff, student volunteers and the Civic Association for their participation, planning and hard work on the Township's annual Community and Recycle Day. She reported that the Township recently awarded lawn care services to Kevin Conrad of KMC Property Maintenance. She announced upcoming meetings and their respective agendas: Planning Commission on May 11th, Open Space on May 12th, Comprehensive Plan Committee on May 25th, Zoning Task Force on May 26th, Zoning Hearing Board on May 18th, and the Historical and Architectural Review Board on May 9th.

Treasurer's Report

Manager Serock submitted a written Treasurer's Report and hardcopies of the Township's financial status for the month of April 2016. Secretary DiFilippo presented the report.

Supervisor Barbone's motion to approve General Fund expenditures to pay bills in the amount of \$50,343.40 was seconded by Vice Chair Reiner and passed unanimously.

Supervisor Barbone's motion to approve Open Space fund expenditures for a Kelly and Close Engineering concept sketch plan in the amount of \$5,579.08 was seconded by Vice Chair and passed unanimously.

Supervisor Barbone's motion to release an SEO escrow in the amount of \$1,000.00 to Signature Construction & Design for work completed at 341 High Ridge Road was seconded by Vice Chair Reiner and passed unanimously.

Supervisor Barbone's motion to release a grading escrow in the amount of \$1,000.00 to RCH for work completed at 341 High Ridge Road was seconded by Vice Chair Reiner and passed unanimously.

Engineer's Report

Engineer Schneider submitted a written report. He announced that five (5) bids were received for the Township's annual road program. The Township's road program this year will be addressing paving and inlet work on Carriage Path and Bullock Road, as well as striping work along Marshall Road. Innovative Construction submitted the lowest bid of \$141,634.50.

Vice Chair Reiner's motion to award the Township's annual road program work to Innovative Construction for the amount of \$141,634.50 was seconded by Supervisor Barbone and passed unanimously.

Engineer Schneider submitted a speed limit reduction and truck traffic memo pertaining to roadways in the Township. The first item in his memo was a recommendation requesting PennDot to review the posted speed limits on Harvey Road, Ridge Road, Ring Road and Webb Road and consider reducing the speed limit to 25MPH.

Vice Chair Reiner's motion to allow the Manager to petition PennDot to conduct a study on state roads in the Township to reduce the speed limit on all state roads was seconded by Supervisor Barbone and passed unanimously.

Engineer Schneider asked for action on releasing escrow held on behalf of Chadds Ford Investors for work done at Applied Bank Boulevard at the Brandywine Mills Shopping Center. He confirmed that the improvements have been completed, and other escrow is still in place pertaining to the project.

Vice Chair Reiner's motion to authorize the final release of escrow held on behalf of Chadds Ford Investors for improvements completed on Applied Bank Boulevard at the Brandywine Mills Shopping Center in the amount of \$4,752.56 was seconded by Supervisor Barbone and passed unanimously.

Engineer Schneider reported that the Vietnam Memorial should be completed by May 30th at Brandywine Mills. Chairman Murphy asked for confirmation that it will be completed on that date, so that he could coordinate a dedication ceremony sometime over the summer. Supervisor Barbone recommended Flag Day.

New Business: Resolution 2016 – 17, SALDO & Conditional Use, Concord Realty, LLC, Concordville Subaru at 1713 Wilmington Pike, Glen Mills, PA

Solicitor Maddren reported that he would like the opportunity to edit the resolution. The Board discussed continuing the regular meeting to allow for an updated resolution.

New Business: Resolution 2016 -18, SALDO, 134 Rocky Hill Road and 334 Ridge Road (Lot Line)

Mr. Jim Fritsch on behalf of 134 Rocky Hill Road stated that he was in agreement with the drafted resolution.

Vice Chair Reiner's motion to approve Resolution 2016 – 18, a minor lot line change for 134 Rocky Hill Road and 334 Ridge Road, was seconded by Supervisor Barbone and passed unanimously.

New Business: Award of Road Maintenance Contract to Martin Brothers Excavating, Inc.

Manager Serock reported that only one (1) bid was received in response to the Road Maintenance RFP that was advertised. The sole applicant was the Township's current road maintenance contractor, Martin Brothers Excavating, specifically, Bob Martin.

Vice Chair Reiner's motion to award the Road Maintenance Contract for all roadwork on Township roads except for paving to Martin Brothers Excavating, specifically Bob Martin, was seconded by Supervisor Barbone and passed unanimously.

New Business: Authorization for Advertisement of an Ordinance Amending Chapter 125: Vehicles and Traffic

Solicitor Maddren reported that he would like to review what has been done in the past, and amend the current chapter to allow possible changes by resolution. He reported that he would prepare the amendment to the ordinance.

Vice Chair Reiner's motion to authorize advertisement to amend Chapter 125, Vehicles and Traffic was seconded by Supervisor Barbone and passed unanimously.

New Business: HARB Certificate of Appropriateness, N/A

Manager Serock reported that two CoA applications were just received and will be in front of the Board at the June regular meeting.

New Business: ZHB Application(s), May 18th, KC Sign Company for Jacob's Music, 1572 Wilmington Pike

Chairman Murphy commented that he was comfortable with not requiring Solicitor Maddren's presence at the planned ZHB hearing, and the Board agreed.

New Business: Delaware County Act 247 Review Application(s), Zoning Amendment Application, 1760 Wilmington Pike & 1 Hillman Drive (Bunch Auctions Property), POC to Business (not sent yet)

Chairman Murphy commented that he is very hesitant at looking at zoning changes, especially in this particular area where it is being requested, due to the current Hillman Drive SALDO application in front of the Board. The Board agreed that the Act 247 application shouldn't be sent to the County at this time.

New Business: Delaware County Act 247 Review Application(s), SALDO & Conditional Use Application, 1170 – 1778 Wilmington Pike, Assisted Living Facility

Manager Serock reported that the application was deemed administratively incomplete, and until that is corrected, the application will not be sent to the county for their Act 247 review.

Committee Reports

Debbie Reardon, Chair, Open Space, gave an update on the Harvey Run Trail project, specifically, awarding the project of installing a helical pier bridge over the Harvey Run creek. She added that the gentleman working on the project is distantly related to Howard Pyle and the Wyeths. She thanked Manager Serock, Penn Trails and the Brandywine Conservancy for their hard work.

Public Comment

Debbie Reardon, Tally Ho Drive, expressed concern over speed limits and traffic safety in the Township and thanked the Board for addressing the issue.

Supervisors' Final Comments

Vice Chair Reiner reported that a new agreement was being drafted for animal control.

Adjournment

Chairman Murphy continued the regular meeting until Tuesday, May 10, 2016 at 5:45PM to take action on the Conditional Use and Subdivision and Land Development (SALDO) applications submitted by Concord Realty, LLC for the proposed Concordville Subaru dealership at 1713 Wilmington Pike.

Respectfully submitted,

Matt DiFilippo

Assistant to the Manager/ Township Secretary